



## Edmonton Alberta

\$289,000

Live steps away from campus in this 2-story condo in the heart of Garneau. Tucked on a quiet, tree-lined street, this 2 bed, 1.5 bath unit is clean, bright, and secure with fob-activated gate access. The charming concourse and exterior lead to a spacious foyer and dining room. The kitchen offers beautiful wood cabinets, plus great counter and storage space. Just a few steps up is a sun-soaked living room with a balcony--perfect for relaxing or studying. Upstairs features a full 4-piece bath and 2 generous bedrooms--one with a large closet and the other with a fantastic walk-in. A fire escape door is located at the top of the stairs. Includes HEATED UNDERGROUND PARKING AND STORAGE. Professionally managed and well-maintained, with building upgrades in the past 10 years including windows, balconies, and shingles, with more to come. Ideal for students, TAs, or professors seeking quiet, convenient living near U of A. Don't wait--come see it today!

(id:6769)

Living room 3.94 m X 7.72 m

Primary Bedroom 2.95 m X 5.01 m

Dining room 3.04 m X 3.85 m

Bedroom 2 3.28 m X 4.02 m

Kitchen 2.01 m X 2.99 m

Listing Presented By:



Originally Listed by:  
RE/MAX Excellence

**RE/MAX® ELITE**

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